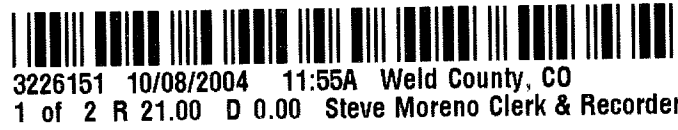


7.8.5 LEGAL DESCRIPTION



A PARCEL OF LAND BEING PART OF LOT A, RECORDED EXEMPTION 1313-12-1-RE1340 AS RECORDED APRIL 17, 1991 AS RECEPTION NO. 02247323, WELD COUNTY, COLORADO RECORDS, SITUATE IN THE NE 1/4 OF SECTION 12, T.2N., R.68W., OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID NE 1/4; THENCE S00°00'00"W, ALONG THE EAST LINE OF SAID NE 1/4, A DISTANCE OF 47.66 FEET; THENCE S89°29'16"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"W, ALONG THE EAST LINE OF SAID LOT A, PARALLEL TO AND 30.00 FEET DISTANT FROM, AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE OF SAID NE 1/4, A DISTANCE OF 252.19 FEET TO THE SOUTHEAST CORNER OF SAID LOT A; THENCE S89°48'48"W, ALONG THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 648.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT A; THENCE N00°00'00"E, ALONG THE WEST LINE OF SAID LOT A, A DISTANCE OF 250.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FIRESTONE BOULEVARD AS DESCRIBED IN RECEPTION NO. 3001396, SAID WELD COUNTY, COLORADO RECORDS; THENCE N89°46'48"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 219.24 FEET; THENCE N89°29'16"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 428.78 FEET TO THE EAST LINE OF SAID LOT A AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 162,468 SQUARE FEET (3.7298 ACRES) MORE OR LESS.

7.8.6 PROJECT STATEMENT

CURRENTLY LOCATED AT THE SOUTHWEST CORNER OF FIRESTONE BOULEVARD AND COLORADO BOULEVARD IS THE MOUNTAIN VIEW FIRE STATION.

THE PLANS FOR REDEVELOPING THIS CENTER INCLUDE THE REMOVAL OF THE EXISTING BUILDING ON THE CORNER AND REPLACE IT WITH A 14,820 SQUARE FOOT WALGREENS STORE. AS PART OF THIS DEVELOPMENT, TWO ADDITIONAL RETAIL PADS WILL BE CREATED TO THE WEST OF THE WALGREENS PARCEL TO ACCOMMODATE FUTURE RETAIL DEVELOPMENT. THIS DEVELOPMENT COULD INCLUDE A FAST-FOOD RESTAURANT WITH DRIVE THROUGH LANES, A BANK WITH DRIVE-THROUGH LANES, A CONVENIENCE STORE WITH GAS PUMPS, AND OTHER SIMILAR USES PROVIDED SUCH USES ARE PERMITTED IN THE NEIGHBORHOOD CENTER LAND USE CATEGORY AS AMENDED.

7.8.7 REGIONAL IMPACT

BY ANNEXING THIS PROPERTY INTO THE TOWN OF FIRESTONE, THE TOWN WILL BENEFIT FROM SUBSTANTIAL TAX GENERATION, WHICH WILL HELP TO FUND FUTURE COMMUNITY AND OTHER PUBLIC IMPROVEMENTS AND SERVICES THROUGHOUT THE TOWN. ALSO, BY DEVELOPING THIS SITE FOR COMMERCIAL USES, THE REGIONAL ATTRACTION OF THIS CORNER WILL BE IMPROVED BEYOND THE KINGS SHOOPERS CENTER CURRENTLY UNDER CONSTRUCTION, PROVIDING MUCH NEEDED CONVENIENCE AND DESTINATION RETAIL TO THE RESIDENTS OF FIRESTONE, FREDERICK AND NEIGHBORING COMMUNITIES.

7.8.8 ENVIRONMENTAL INFORMATION

DEVELOPMENT OF THIS SITE CREATES NO SIGNIFICANT ENVIRONMENTAL IMPACT TO THE IMMEDIATE SITE AND SURROUNDING PROPERTIES. MORE INFORMATION REGARDING EXISTING ENVIRONMENTAL CONDITIONS ON THIS PROPERTY CAN BE FOUND IN THE FOLLOWING REPORTS:

PHASE I ENVIRONMENTAL SITE ASSESSMENT PROPOSED WALGREEN STORE LOCATION SWC OF COLORADO BOULEVARD (CR13) AND FIRESONE BOULEVARD (CR24) FIRESTONE, COLORADO, PREPARED BY CLAYTON GROUP SERVICES FEBRUARY 17, 2004, PROJECT NUMBER 16-04197.

LIMITED SUBSURFACE INVESTIGATION PROPOSED WALGREEN STORE LOCATION SWC OF COLORADO BOULEVARD (CR13) AND FIRESONE BOULEVARD (CR24) FIRESTONE, COLORADO, PREPARED BY CLAYTON GROUP SERVICES APRIL 5, 2004, PROJECT NUMBER 16-04197.

PHASE I ENVIRONMENTAL SITE ASSESSMENT PARCELS TWO AND THREE SWC OF COLORADO BOULEVARD (CR13) AND FIRESONE BOULEVARD (CR24) FIRESTONE, COLORADO, PREPARED BY CLAYTON GROUP SERVICES FEBRUARY 17, 2004, PROJECT NUMBER 16-04197.

7.8.9 UTILITIES

POTABLE WATER IS PROVIDED FROM EXISTING MAINS NEAR THE SITE. WATER IS PROVIDED TO THE SITE WITH A LOOPED SYSTEM WITH POINTS OF CONNECTION NORTH OF THE SITE ON THE NORTH SIDE OF FIRESTONE BLVD. NEW WATER MAINS CONSIST OF APPROXIMATELY 1/4 MILE OF 8" MAIN. WATER MAIN EXTENSION WILL BE INSTALLED BY THE DEVELOPER.

A SHALLOW IRRIGATION WELL EXISTS AT THE NORTHEAST CORNER OF THE SITE. AS A PART OF THE DEVELOPMENT, THIS WELL IS TO BE ABANDONED AND CLOSED IN ACCORDANCE WITH THE STATE ENGINEERS REQUIREMENTS.

SANITARY SEWER MAIN EXTENSIONS ARE NOT REQUIRED. AN EXISTING 15" SAINT VRAIN SEWER MAIN RUNS ALONG THE SOUTH SIDE OF FIRESTONE BLVD. EACH LOT WILL CONNECT AT EXISTING MANHOLES LOCATED IN FRONT OF EACH LOT.

DRY UTILITIES ARE ALSO EXISTING ON SITE WITH FACILITIES LOCATED ALONG COLORADO BLVD.

7.8.10 GRADING CONCEPT

OVERLOT GRADING WILL FOLLOW EXISTING DRAINAGE PATTERNS FOR THE SITE. PRESENTLY, A POORLY DEFINED RIDGE EXISTS IN THE NORTH SOUTH DIRECTION THRU THE FIRE STATION BUILDING EXISTING ON THE SITE. EAST OF THE BUILDING, SITE DRAINAGE TRAVELS IN A NORTH EASTERLY DIRECTION TO A CULVERT UNDER FIRESTONE BLVD. WEST OF THE BUILDING DRAINAGE TRAVELS IN A NORTH WESTERLY DIRECTION TO THE ROADSIDE DITCH ALONG FIRESTONE BLVD.

GRADING WILL RAISE THE BUILDING PADS TO FACILITATE DRAINAGE WHILE MAINTAINING THE ORIGINAL DRAINAGE DIRECTIONS. DETENTION IS REQUIRED ON SITE AND WILL BE PROVIDED ON THE NORTHERLY SIDE OF LOTS 2 AND 3, AND ON THE NORTH AND EAST SIDES OF LOT 1.

7.8.11 SERVICE REQUIREMENTS

ESSENTIAL DEVELOPMENT UTILITY SERVICES SHALL BE PROVIDED AS FOLLOWS:

WATER
TOWN OF FIRESTONE
151 GRANT AVENUE, P.O. BOX 100
FIRESTONE, CO 80520

SANITARY SEWER
SAINT VRAIN SANITATION DISTRICT
436 COFFMAN STREET, SUITE 200
LONGMONT, CO 80502-0908

ELECTRICITY
UNITED POWER
18551 E. 160TH AVENUE, P.O. BOX 929
BRIGHTON, CO 80601

POLICE
TOWN OF FIRESTONE
151 GRANT AVENUE, P.O. BOX 100
FIRESTONE, CO 80520

NATURAL GAS
KINDER MORGAN
P.O. BOX 437
FREDERICK, CO 80530

TELEPHONE
QWEST
121211 N. GRANT
THORNTON, CO 80241

CABLE TV
COMCAST
303-930-2000
GREELEY, CO 80634

FIRE PROTECTION
FIRE PROTECTION BY THE
DISTRICT RESPONSIBLE FOR
THIS AREA

7.8.12 CIRCULATION SYSTEM

PLANNED SITE ACCESS WILL BE ACHIEVED THRU MULTIPLE ACCESS POINTS. ONE RIGHT IN RIGHT OUT ACCESS AND ONE FULL MOVEMENT ACCESS POINT ON FIRESTONE BLVD. ONE RIGHT IN RIGHT OUT LEFT IN ACCESS ON COLORADO BLVD. POTENTIAL FUTURE ACCESS DRIVES INCLUDE A CONNECTING DRIVE RUNNING FROM CIMARRON STREET EAST, ALONG THE SOUTH PROPERTY LINE GIVING ACCESS TO THE EXISTING FULL MOVEMENT ACCESS AT FIRESTONE BLVD AND CIMARRON STREET, AS WELL AS ANOTHER POTENTIAL FUTURE ACCESS DRIVE RUNNING IN A NORTH SOUTH DIRECTION ADJACENT TO COLORADO BLVD. THIS DRIVE WILL PROVIDE ACCESS TO THE FULL MOVEMENT INTERSECTION AT THE HIGH PLAINS MARKETPLACE DEVELOPMENT.

7.8.13 LAND USE AND ZONING

PREVIOUS ZONING FOR THE SUBJECT SITE IS "WELD COUNTY AGRICULTURAL". THE ZONING IS PLANNED UNIT DEVELOPMENT WITH NEIGHBORHOOD CENTER LAND USE CATEGORY. THE COMMERCIAL DESIGNATION IS JUSTIFIED BASED UPON SURROUNDING ZONING DESIGNATIONS AND DEVELOPMENTS, AND THE FIRESTONE COMPREHENSIVE PLAN. THE SUBJECT SITE IS BORDERED BY EXISTING OR PROPOSED COMMERCIAL DEVELOPMENT ON ALL SIDES.

7.8.14 DENSITY

DENSITY SHALL BE AS SPECIFIED IN THE FIRESTONE DEVELOPMENT REGULATIONS.

7.8.15 BUILDING HEIGHT

THE MAXIMUM BUILDING HEIGHT SHALL BE 35 FEET OR AS OTHERWISE SPECIFIED IN THE FIRESTONE DEVELOPMENT REGULATIONS.

7.8.16 LAND USE TABLE

LAND USE CATEGORY	ACRES	% OF TOTAL
NEIGHBORHOOD CENTER	3.73 ACRES	100%

7.8.17 DEVELOPMENT SCHEDULE

MOUNTAIN VIEW RETAIL CENTER WILL DEVELOPE IN THREE PHASES. THE FIRST PHASE INCLUDES A WALGREEN'S STORE ON THE EASTERLY PORTION OF THE SITE. SITE AND BUILDING CONSTRUCTION IS EXPECTED TO BEGIN IN EARLY NOVEMBER 2004 AND FOLLOW A SIX MONTH CONSTRUCTION SCHEDULE. THE WESTERLY PARCELS WILL FOLLOW IN PHASES TWO AND THREE WITH COMMERCIAL DEVELOPMENT. CONSTRUCTION OF PHASE TWO AND THREE IS EXPECTED IN 2005.

DEVELOPER

EDGE MARK DEVELOPMENT, LLC
410 17TH STREET, SUITE 1705
DENVER, CO 80202
303-571-4650
303-571-4651 FAX
CONTACT: DAVE GUSTAVSON

SURVEYOR

ENGINEERING SERVICE COMPANY
1300 SOUTH POTOMIC, SUITE 126
AURORA, CO 80012
303-337-1393
303-337-7481 FAX
CONTACT: DENNIS STRIEGEL

OWNER

COLORADO & FIRESTONE, LLC
410 17TH STREET, SUITE 1705
DENVER, CO 80202
303-571-4650
303-571-4651 FAX
CONTACT: DAVE GUSTAVSON

ARCHITECT

ARCLINE ASSOCIATES LTD.
3025 HIGHLAND PARKWAY, SUITE 140
DOWNERS GROVE, IL. 60515
630-271-7800
630-241-4029 FAX
CONTACT: TODD RUSSELL

ENGINEER

PERCEPTION DESIGN GROUP, INC.
2301 LEE STREET
LAKEWOOD, CO 80215
303 232-8088
303 232-5255 FAX
CONTACT: JERRY W. DAVIDSON, P.E.

LANDSCAPE ARCHITECT

MICHAEL L. STAHL, INC.
9581 SILVER HILL CIRCLE
LITTLETON, CO 80124
303-779-6601
303-925-1380 FAX
CONTACT: MICHAEL L. STAHL

OUTLINE DEVELOPMENT PLAN MOUNTAIN VIEW RETAIL CENTER TOWN OF FIRESTONE COUNTY OF WELD STATE OF COLORADO SHEET 1 OF 2 COVER SHEET

7.8.18 PARK DEVELOPMENT

NO PARK OR OPEN SPACE DEDICATIONS ARE PROPOSED WITH THIS DEVELOPMENT.

7.8.19 PRIVATE MAINTENAINANCE AND ENFORCEMENT

LOT OWNERSHIP SHALL BE FEE SIMPLE, WITH EACH LOT OWNER RESPONSIBLE FOR THEIR MAINTENANCE. A BLANKET CROSS ACCESS EASEMENT SHALL BE PROVIDED BY PLAT FOR VEHICULAR AND PEDESTRIAN MOVEMENTS. EACH LOT SHALL HAVE ADEQUATE PARKING FACILITIES TO MEET THESE GUIDLINES WITHOUT SHARED PARKING AGREEMENTS.


7.8.20 APPROVAL BLOCKS

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO THIS 23rd DAY OF September, 2004.

 MAYOR
 JUDY HEGWOOD
TOWN CLERK

7.8.21 ACCEPTANCE BLOCK AND NOTARY


BY SIGNING THIS ODP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

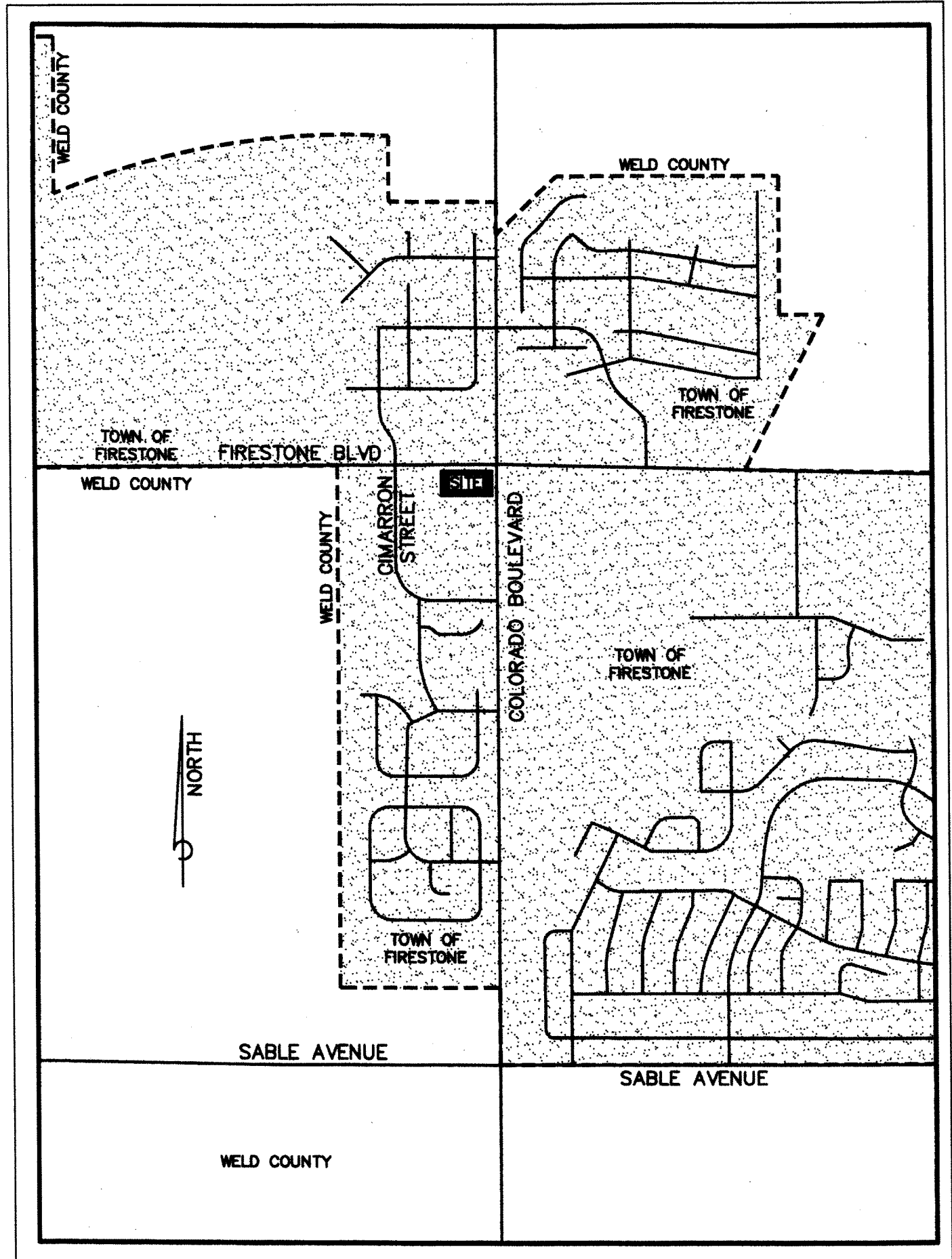
OWNER: COLORADO & FIRESTONE, LLC,
A COLORADO LIMITED LIABILITY COMPANY
BY: EDGE MARK DEVELOPMENT LLC,
A COLORADO LIMITED LIABILITY COMPANY, MANAGER
BY:  MANAGER

STATE OF COLORADO)

COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF October, 2004, BY David A. McNeely AS MANAGER OF EDGE MARK DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY, AS MANAGER OF COLORADO & FIRESTONE LLC, A COLORADO LIMITED LIABILITY COMPANY.


AMANDA BUNETT
NOTARY PUBLIC
6/13/07
MY COMMISSION EXPIRES



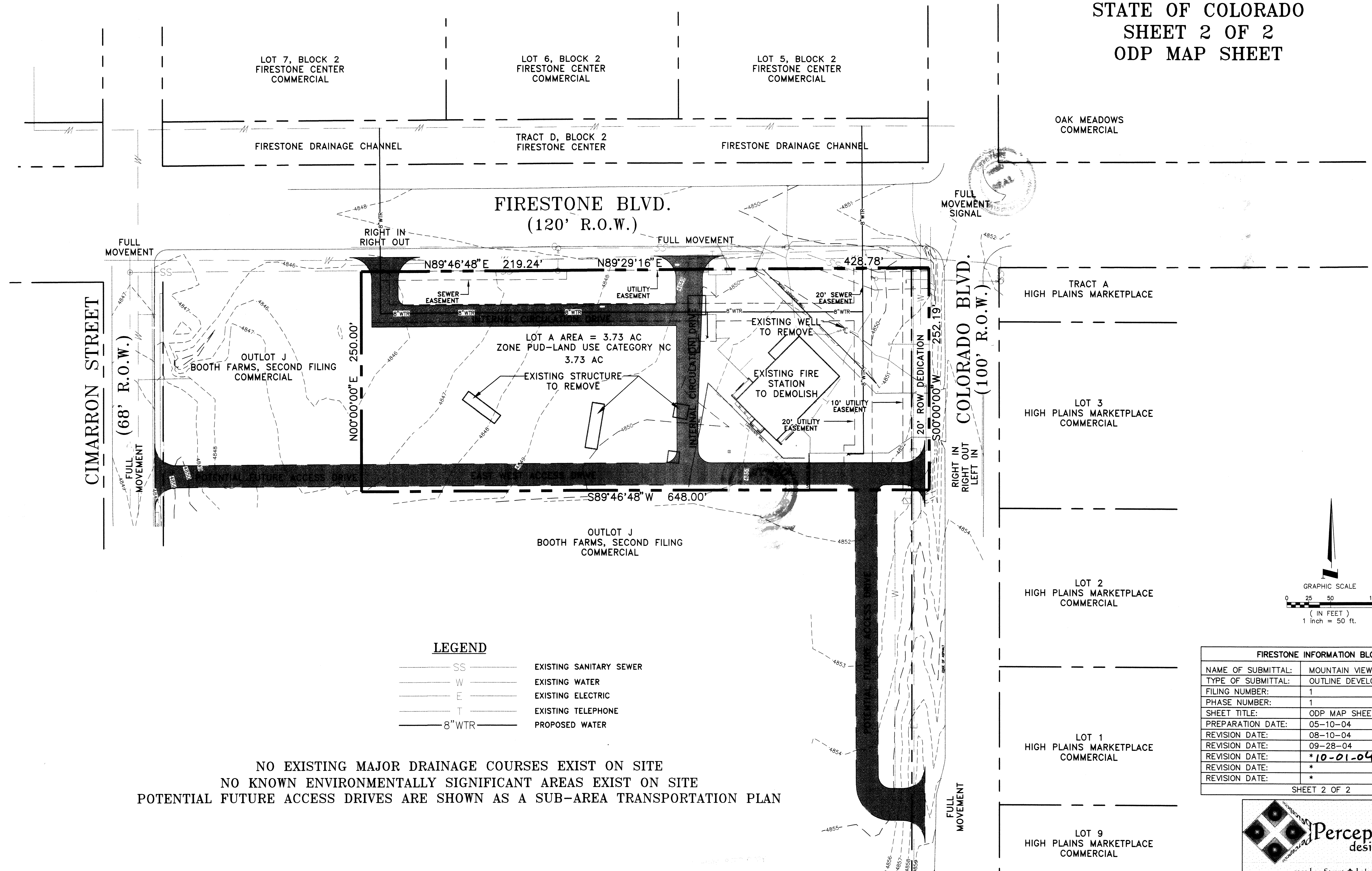
VICINITY MAP
1 inch = 1,200 ft.

SHEET INDEX

1 OF 2	COVER SHEET
2 OF 2	ODP MAP SHEET

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	MOUNTAIN VIEW RETAIL CENTER
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN
FILING NUMBER:	1
PHASE NUMBER:	1
SHEET TITLE:	COVER SHEET
PREPARATION DATE:	05-10-04
REVISION DATE:	08-10-04
REVISION DATE:	09-28-04
REVISION DATE:	*10-01-04
REVISION DATE:	*
REVISION DATE:	*
SHEET 1 OF 2	

OUTLINE DEVELOPMENT PLAN
MOUNTAIN VIEW RETAIL CENTER
TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 2 OF 2
ODP MAP SHEET



NO EXISTING MAJOR DRAINAGE COURSES EXIST ON SITE
NO KNOWN ENVIRONMENTALLY SIGNIFICANT AREAS EXIST ON SITE
POTENTIAL FUTURE ACCESS DRIVES ARE SHOWN AS A SUB-AREA TRANSPORTATION PLAN

LEGEND

SS	EXISTING SANITARY SEWER
W	EXISTING WATER
E	EXISTING ELECTRIC
T	EXISTING TELEPHONE
8" WTR	PROPOSED WATER

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	MOUNTAIN VIEW RETAIL CENTER
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN
FILING NUMBER:	1
PHASE NUMBER:	1
SHEET TITLE:	ODP MAP SHEET
PREPARATION DATE:	05-10-04
REVISION DATE:	08-10-04
REVISION DATE:	09-28-04
REVISION DATE:	*10-01-04
REVISION DATE:	*
REVISION DATE:	*

SHEET 2 OF 2